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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

MEETING DATE July 14, 2016 DETERMINATION DATE July 7, 2016	CONTACT/PHONE Holly Phipps (805) 781-1162 hhipps@co.slo.ca.us	APPLICANT County Department of Parks and Recreation	FILE NO. DTM2015-00009
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SUBJECT

Determination of conformity with the County General Plan for a request by the **COUNTY OF SAN LUIS OBISPO PARKS AND RECREATION DEPARTMENT** to accept a trail easement (1.4 miles long) for a future segment of the Chorro Valley Trail. This future 12 mile trail will connect the cities of San Luis Obispo to Morro Bay near Highway 1. This will be the first easement offered for this trail and it is 1.4 miles long by 25 feet wide. The trail is located on a portion of Camp San Luis Obispo's property, adjacent to Highway 1, adjacent to El Chorro Park and the California Mens Colony. The project is located in the Public Facilities land use category and is in the San Luis Obispo Planning Area of the San Luis Obispo Sub Area North area.

RECOMMENDED ACTION

Receive and file the determination that the proposed abandonment of a portion of the trail easement and staging area by the County by the Parks and Recreation Department is in conformity with the County General Plan.

ENVIRONMENTAL DETERMINATION

This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

LAND USE CATEGORY Public Facilities	COMBINING DESIGNATION Not Applicable	ASSESSOR PARCEL NUMBER 073-231-005 & 073-331-032	SUPERVISOR DISTRICT(S) 2
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PLANNING AREA STANDARDS:

None Applicable

LAND USE ORDINANCE STANDARDS:

None Applicable

EXISTING USES:

State of California Military Department, Camp San Luis Obispo

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture/agricultural uses
East: Public Facilities/Men's Colony
South: Agriculture/Grazing, scattered single-family residences
West: Recreation and Public Facilities Dairy Creek

TOPOGRAPHY:

Gently sloping

PROPOSED SERVICES:

Fire Protection: Cal Fire

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

GENERAL PLAN CONFORMITY

When the acquisition or disposal of real property, or the construction of structures, is proposed by a public agency within the unincorporated area, the proposal must be evaluated for consistency with the county General Plan before the action is authorized. Pursuant to Government Code section 65100, this department is authorized to prepare and issue conformity reports that are required by Government Code section 65402. Because the purchase is a project that is required to be found consistent with the county general plan, this conformity report is being prepared.

The determination of conformity is to be based on the County General Plan including the text, standards, programs, and maps contained therein. Factors that are listed in Framework for Planning, Part I of the Land Use Element that may be considered in determining conformity include, but are not limited to the following:

1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan elements, specific plan or facility master plan.
2. The project is consistent with the goals, objectives and policies of the Land Use Element and any other applicable General Plan element.
3. A proposed construction project is designed in conformance with the standards of the Land Use Ordinance as well as any standards contained in Chapter 9 of the Land Use Element Ordinance.
4. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the General Plan. The proposal should be evaluated for its possible use as a public facility, or for its exchange or sale and subsequent purchase of a better site within the community.

Staff Response: The proposed project consists of easement acquisition of a 1.4 mile trail segment of the Chorro Valley Trail from the landowner (Camp San Luis Obispo) to the County in order to establish the Morro Bay to San Luis Obispo Trail Connector. A management plan for development of the trail has not yet been prepared and the area planned for development will remain in its natural condition until a formal management plan to install the trail has been prepared. Construction of the trail will be subject to the standards of the County Land Use Ordinance as well as any applicable standards contained in Chapter 9 of the Land Use Element.

DETERMINATIONS AND FINDINGS

Proposed donation of a portion of the trail easement is in conformity with the county General Plan based on the following findings:

- A. The proposed acquisition does not conflict with other elements of the county General Plan because the intended use (establishment of the Morro Bay to SLO Connector trail) are consistent with the goals, objectives and policies of the Parks and Recreation element of the general plan. The trail is identified in the Parks and Recreation Element (pg. 57) of the General Plan.
- B. Any future development would require further review and an environmental determination. Such development would be reviewed for compliance with applicable general plan policies and land use ordinance standards, and would require an environmental determination in accordance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Graphics

- Vicinity Map
- Land Use Category Map
- Aerial Map

2. County of San Luis Obispo Department of Parks and Recreation Conformity Request – May 16, 2016.

Staff Report prepared by Holly Phipps and reviewed by Karen Nall, Supervising Planner.